004.0	0003	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	956,500 / 956,500
					USE VALUE:	956,500 / 956,500
					ASSESSED:	956,500 / 956,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
106	-108	MELROSE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HUTCHINGS JOHN E JR
Owner 2:	
Owner 3:	
Street 1:	106 MELROSE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .125 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2513 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5431.000	490,200		466,300	956,500
Total Card	0.125	490,200		466,300	956,500
Total Parcel	0.125	490,200		466,300	956,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 380.66 | /Parcel: 380.66

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 3828
GIS Ref
GIS Ref
Insp Date 08/25/17

!407!

PREVIOUS ASSESSMENT

Parcel ID: 004.0-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	490,200	0	5,431.	466,300	956,500		Year end	12/23/2021
2021	104	FV	467,400	0	5,431.	466,300	933,700		Year End Roll	12/10/2020
2020	104	FV	467,600	0	5,431.	466,300	933,900	933,900	Year End Roll	12/18/2019
2019	104	FV	362,300	0	5,431.	495,500	857,800	857,800	Year End Roll	1/3/2019
2018	104	FV	361,900	0	5,431.	361,400	723,300	723,300	Year End Roll	12/20/2017
2017	104	FV	345,900	0	5,431.	314,800	660,700	660,700	Year End Roll	1/3/2017
2016	104	FV	345,900	0	5,431.	268,100	614,000	614,000	Year End	1/4/2016
2015	104	FV	307,300	0	5,431.	262,300	569,600	569,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:28:57

LAST REV

Date	Time
10/27/17	07:36:02
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 407

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12238-713		7/5/1972		31,300	No	No		N

USER DEFINED

Prior Id # 1:	3828
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/27/2010	1052	Porch	15,000					REPAIR FRT PORCHES
12/11/2009	1243	Porch	21,000					
11/19/2003	1001	Window/S	23,320			G6	GR FY06	vinyl siding, 22 a

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2017	Inspected	PH	Patrick H
8/11/2017	MEAS&NOTICE	HS	Hanne S
5/4/2009	Measured	163	PATRIOT
7/21/2005	Fieldrev-Chg	BR	B Rossignol
9/20/1999	Meas/Inspect	264	PATRIOT
8/27/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5431		Sq. Ft.	Site		0	80.	1.07	1									466,345						466,300	

Total AC/HA:	0.12468	Total SF/SM:	5431	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	466,345	Spl Credit		Total:	466,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.08068085
Const Adj.:	0.97418028
Adj $ / SQ:	189.500
Other Features:	97500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	666050
Depreciation:	175837
Depreciated Total:	490212

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

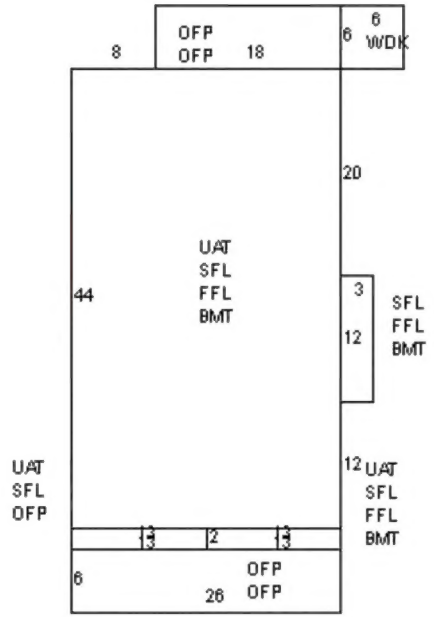
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
1	6	2	2
Totals			
2	11	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	189.50
Special Features:	0	Val/Su Net:	108.14
Final Total:	490200	Val/Su SzAd	201.07

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,232	189.500	233,464
BMT	Basement	1,206	56.850	68,561
FFL	First Floor	1,206	189.500	228,537
OFP	Open Porch	554	18.980	10,512
UAT	Upper Attic	299	90.010	26,914
WDK	Deck	36	15.590	561

Net Sketched Area:	4,533	Total:	568,549
Size Ad	2438	Gross Area	5430	FinArea	2513
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	25	C	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

004.0-0003-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc